



**Date:** January 28, 2026  
**To:** Municipal Council  
**cc:** Kim Ramsay, Chief Administrative Officer  
**From:** Councillor Mitchell, Planning Advisory Committee Chairperson  
**RE:** Planning Advisory Committee Report

---

The Committee held its regular meeting on January 20, 2026 in Council Chambers. The following motions are coming forward as a result of this meeting:

**1. PLN25-011 - CORES WORLDWIDE - TEXT AMENDMENT TO LAND USE BYLAW**

Staff presented a report regarding an application from Cores Worldwide Inc. to amend the Land Use Bylaw by increasing the maximum commercial floor area in the Highway Commercial (HC) Zone from 930 m<sup>2</sup> to 2,750 m<sup>2</sup>. the proposed amendment would enable new and future commercial development at 674 Highway 214 in Belnan and would apply to all 21 properties zoned HC in East Hants.

The Planning Advisory Committee recommends to Council *that Council give first reading to the application from Cores Worldwide Inc. to amend the LUB by increasing the maximum commercial floor area of the Highway Commercial (HC) Zone to 2,750 m<sup>2</sup>; for the purpose of enabling a public hearing and authorize staff to schedule a public hearing.*

*As Chair of the Committee, I so move.*

**2. PLN25-013 - ARKHAM DEVELOPMENT LTD.**

Staff presented a report regarding an application from Arkham Developments Ltd. to amend the Municipal Planning Strategy and Land Use Bylaw to allow townhouse development on portions of two properties on Dorey Lane in Enfield. The proposal seeks to redesignate the lands from Established Residential to Medium Density Residential and rezone them from R2 to the Townhouse (RT-2) Zone to enable cluster townhouses.

The Planning Advisory Committee recommends *that Council authorize staff to schedule a public information meeting to consider an application from Arkham Developments Ltd. to amend the MPS and LUB by changing the use designation and zone for portions of PIDs 45235843 and 45235835, Dorey Lane, Enfield and the parking standards for townhouses be reviewed before going to the Public Information Meeting.*

*As Chair of the Committee, I so move.*

**3. MAITLAND HERITAGE CONSERVATION DISTRICT PLAN AND BYLAW REVIEW (BYLAW P-1100)**

Staff presented a report proposing minor amendments to the Maitland Heritage Conservation District Plan, Bylaw, and Design Guidelines following a staff review to improve clarity and consistency while maintaining heritage objectives. Changes include updates to design guidance for materials, signage, fences, and accessibility ramps, along with minor editorial corrections. As required by provincial regulations, a public participation program is proposed and background information will be submitted to the Minister of Communities, Culture, Tourism and Heritage.



The Planning Advisory Committee recommends to Council *that Council:*

- *adopt the public participation program, outlined in the staff report regarding the Maitland Heritage Conservation District Review and dated January 7, 2026; and*
- *approve sending the background information to the Minister for Communities, Culture, Tourism and Heritage.*

*As Chair of the Committee, I so move.*

#### **4. 2026/2027 PLAN REVIEW SCOPING REPORT**

Staff presented a report seeking Council authorization to begin a comprehensive review of the East Hants Official Community Plan in 2026, including the Municipal Planning Strategy, Land Use Bylaw, and Subdivision Bylaw. The review will address growth, housing, infrastructure, environmental, and land-use challenges through extensive public engagement and supporting studies.

The Planning Advisory Committee recommends to Council *that Council:*

- *authorize staff to begin a plan review as outlined in the staff report “2026-27 Plan Review Scoping Report” dated January 9, 2026 following Option C.*

*As Chair of the Committee, I so move.*

This concludes the report.